

Flat 4, 60 High Street, Banchory, AB31 5SS

Price Over
£99,000

Under offer

 **1**  **1**  **1**  **31 m²** EPC **E** Council Tax Band **A**



Contact Solicitor

Aberdeen Considine
8 Dee Street
Banchory
AB31 5ST

01330 824646

Ban@ACandCo.com

<http://www.ACandCo.com>

Features

Description

Located in the heart of Banchory within a minutes' walk of all the local amenities, shops, services and attractions we offer for sale this attractive **1 Bedroom Top Floor Flat**. An ideal purchase for any first time buyer or buy to let investor the property is ready to move in straight away with the minimum of fuss. Decorated to a high standard and in good condition throughout the property enjoys bright & airy accommodation together with high ceilings and modern electric heating.

Upon entering via a well maintained communal hall there is an entrance vestibule leading into the main hall that opens to all of the accommodation. The lounge with eye catching fireplace and storage cupboard is situated to the rear of the building taking in a lovely rooftop view towards Scolty hill. The kitchen is well equipped with a range of base and wall units together with contrasting roll front work tops and splash back tiling. With a bay window and pleasant outlook over Bancory High Street the bedroom is a good size and has a small fitted cupboard. Completing the accommodation is a well

appointed shower room fitted with a 2 piece white suite and step in shower compartment that is fully tiled.

Accommodation

Vestibule: 1.07mx0.97m (3'6"x3'2")

Hall: 1.83mx1.52m (6'x5')

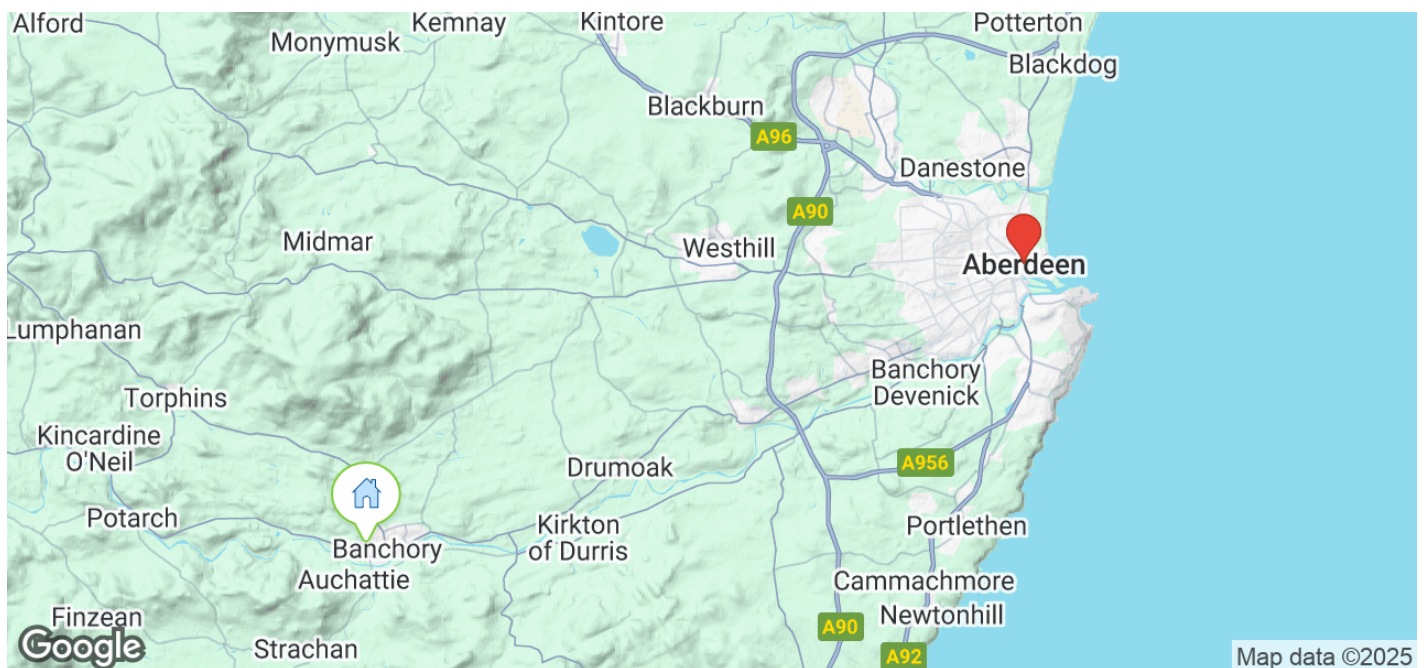
Lounge: 4.27mx3.43m (14'x11'3")

Kitchen: 2.8mx1.93m (9'2"x6'4")

Bedroom: 3.66mx2.57m (12'x8'5")

Shower Room: 2.44mx1.2m (8'x3'11")

Upon entering Banchory from the direction of Aberdeen on the main North Deeside Road, continue straight ahead at the traffic lights towards the town centre. At the second set of traffic lights go straight ahead where there is a turn into Scott Skinner Square. The entrance to the communal hall is on the right hand side and flat number 4 is located on the top floor on the left hand side of the landing.



View this property here

<https://www.aspc.co.uk/search/property/364391/Flat-4--60-High-Street/Banchory/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.